

Ellington Housing Authority
Annual Meeting
July 7, 2014

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Minutes

JUL - 9 2014

TOWN OF ELLINGTON
TOWN CLERK'S OFFICE

The meeting was called to order at 7:05 PM.

Board Members present: Tim Collins, Bob Ohrt, Al Wachsman, Don Gessay, and Judy Plantier.

Also present: Bruce Fader and Ted Yampanis

Minutes of the meeting of 5/27/14 reviewed and approved.

No one was present for the public forum.

There has been no response to the letter of 4/25/14 terminating services with Housing Enterprises. Attorney Fader expressed the view that it would be appropriate at this time to solicit proposals for a new development consultant. Before doing so, board members expressed concern about two issues. There is only verbal approval from the Connecticut Housing Coalition for \$10,000 grant for new project seed money. Ted is to request written confirmation. Also, a question has been raised about the legality of spending funds from Snipsic Village operations on a different project. Ted is to review the matter with CHFA Asset Manager Orrie Vardar and report back to the EHA board. There was general consensus that the development consultant RFP should not be advertised until the two previous matters are resolved. Also, with many people away on vacation during the summer, it was felt that September would be a better time to solicit proposals. Ted presented updated and revised RFP documents for the board to review.

Attorney Fader suggested that, in the meantime, efforts to identify and secure a suitable site should be pursued. He also suggested that the State DOH be contacted to see if there is available a suitable pro-forma contract for development consultants.

Ted and board members Judy Plantier and Don Gessay met recently with Christine Devine and Lesley Higgins-Biddle of the Local Initiatives Support Corporation (LISC) to review the status of our new housing proposal. The focus of LISC is to assist agencies seeking to build new affordable housing. They offered to meet with the EHA board to share their thoughts on how EHA should proceed. Members were interested so Ted will make arrangements for such a meeting in the near future.

The audit for 2013 has been completed and submitted to appropriate state agencies. Copies of the audit and supplementary letters were reviewed by the board. There were no issues other than the recurring finding that the board should take a stronger role in the oversight of financial operations. Commissioner Bob Ohrt said he would be willing to spend some time reviewing operations.

In June, the tenant of Apartment 13 moved out. The unit was cleaned and repainted and a new tenant moved in as of 7/1/14.

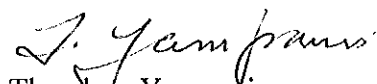
The heat pump in apartment 30 developed a leak in the condenser unit. Since the unit is 7 years old, it was decided to replace the indoor as well as the outside components at a cost of \$3,820.

Present officers were re-elected to serve for another one-year term as follows:

Chairperson	Albert Wachsman
Vice-Chairperson	Judith Plantier
Secretary	Donald Gessay
Treasurer	Robert Ohrt

The meeting adjourned at 9:05 PM.

Respectfully submitted,



Theodore Yampanis
Executive Director